PROPOSAL FOR COOPERATION AND OPPUTUN-
ITIES FOR UTILIZING PRIVATE ASSETS TO
CAPITALIZE YOUR BUSINESS
I am the owner of assets that can be used as financial instruments – through sale, leasing, collateral, capitalization, securing contractual obligations, issuance of securities, and more. All options are on the table! No legal drama, just clean deals. Want to boost your balance sheet without selling your soul? Let's talk.

Owner: Andrey Viktorovych Melnyk, Ukraine.
Phone: +380503670150 (Viber, WhatsApp, Telegram)
E-mail: melan.ua@gmail.com

This proposal concerns structured assets that can be utilized as financial instruments — through sale, leasing, collateralization, capitalization, or securing contractual obligations.

All assets are clear, clean, declared, verified, and free from legal restrictions. They are ready for multiple commercial uses. We are open to partnership, including trust management or phased sale depending on parties' interests.

Group 1: Waste Rock Dump with Rubidium

Asset description, status, legal clearance: Waste rock dump (mining waste) with confirmed rubidium (Rb) content. Total volume of the dump is approximately 1.4 million tons. The asset is officially declared, verified, and legally clean (no encumbrances or restrictions).

1. Waste Rock Dump

Option 1: ($Rb_2CO_3 \geq 99\%$)

- Market price $Rb_2CO_3 \geq 99\% \approx \$1{,}060$/kg
- Approximate gross value: ≈ $243 million
- Net value (considering costs): ≈ $80–85 million

Option 2. Evaluation as a financial instrument based on metallic rubidium price (Rb ≥ 99.5 %):

- Market price: $95,000/kg
- Approximate gross value: ≈ $12.635 billion
- Declared evaluation (2012), min net value: €1.5 billion ≈ $1.64 billion
- Usage: collateral, capitalization, bond backing, SPV, repo, etc.

Potential commercial use options:

- **Sale:** direct sale to a mining company or investor; estimated market price (negotiable) — $25–40 million depending on payment terms and location (Luhansk region).
- **Trust management:** transferring the (divisible) asset to a specialized company; owner receives 1–2% annual return on managed volume/value.
- **Leasing (concession):** granting usage rights to a third party under agreement with regular payments or royalties.
- **Collateral:** use for securing financing or bank guarantees (1–2% annual of pledged amount).
- **Equity contribution:** injecting the asset into a company's authorized capital, legal entity or fund...; valuation may approach $1.64 billion, improving the company's balance sheet.
- **Financial engineering:** structuring instruments backed by the asset (e.g., promissory notes, warehouse certificates), enabling funding up to $1.64 billion depending on the deal structure.

Group 2: Securities (Promissory Notes and Gold Warehouse Certificates)

Asset description, status, legal clearance: The assets are commodity warehouse certificates (Commodity-Warehouse Certificate "AU" Lot) for AURUM gold standard 999.9 (GOLD BULLION) in amount of 5 metric tons

each (5 pcs), nominal value €79,804,999.00 each, totaling €399,024,995.00. These certificates confirm ownership rights to claim the underlying gold in the event of issuer default or non-performance on the related promissory notes.

Issuance: Simple promissory notes were issued backed by the above gold certificates — nominal value €79,804,999.00 each, 5 pcs in total, expiring on 30 December 2026. These securities are confirmed, declared, verified, and free from any legal encumbrances.

- Backing: 25 mt of gold Au 999.9 (≈ 803,768 oz)
- Market value of gold (as of 07.2025): ≈ $1.89 billion

Usage scenarios:

- Full backing of BG/SBLC ≈ $1.51 billion
- Financing (60%) ≈ $1.13 billion
- Promissory notes individually (75% of face) ≈ $305 million
- Discounted value ≈ $410 million
- Repo with insurance ≈ $1.42 billion

Potential commercial use options:

- **Sale:** full or partial package; expected proceeds equivalent to 25 tons of gold at market price ($1.5 billion). May be sold in parts ($79–80 million lots); after discounting, pricing may be 3–6% of face value depending on terms and jurisdiction.
- **Trust management:** transfer to a bank or fund; owner retains title and receives 1–2% annual return from operations (e.g., gold placement, arbitrage).
- **Leasing:** temporary rights granted to third parties with regular payments or royalties.
- **Collateralization:** used to secure loans or credit lines.
- **Equity contribution:** contributed into capital of a company or fund as the equivalent of 25 tons of gold (≈$1.5 billion), significantly improving financial strength and enabling crypto issuance backed by gold.
- **Financial engineering:** issuing gold-backed bonds, guarantees, or derivatives — up to the full value of ≈$1.5 billion. High reliability and liquidity of gold ensures favorable terms.

Group 3: Incomplete Construction Projects (Odesa and Chornomorsk, Ukraine)

Asset description, status, legal clearance: 29 residential properties in final construction stages, total estimated value ≈$4 million:

- **Odesa:** 6 units (completion 95–99%), total area 650 m^2, value $327,000 under debt reassignment agreements
- **Chornomorsk:** (completion 95–99%), total area 1,237 m^2, value $3,666,715 under investment contracts

Ownership of the assets is properly declared.

Utilization mechanisms:

- Equity contribution to companies
- Collateral for financial instruments
- Security for issuance of bonds, PBNs, as underlying asset for digital or tokenized financial instruments
- Capitalization of SPVs / trusts

Potential commercial use options:

- **Sale:** full package or partial lots to a developer/investor; market value estimated at $0.5–1.0 million.
- **Trust management:** assigned to a developer or professional manager for commissioning and sale; profits shared post manager's fee.
- **Financial leasing:** financing through leasing/reverse leasing; up to 20–80% of assessed value may be raised.
- **Collateral:** used for bank loans or bond issuance; can raise ≈$0.7–1.0 million.
- **Equity contribution:** added to company capital at market valuation (≈$3.5–4 million); boosts net asset value and borrowing capacity.
- **Financial engineering:** securitization via mortgage-backed or corporate bonds; potentially raises up to 70% of total asset value.

Thank you for your attention to this proposal. We are ready to discuss cooperation details at your convenience.